



St. Lucie County International Airport (FPR)

*Master Plan Update
Airport Tenant Workshop/Meeting #3
June 30, 2009*

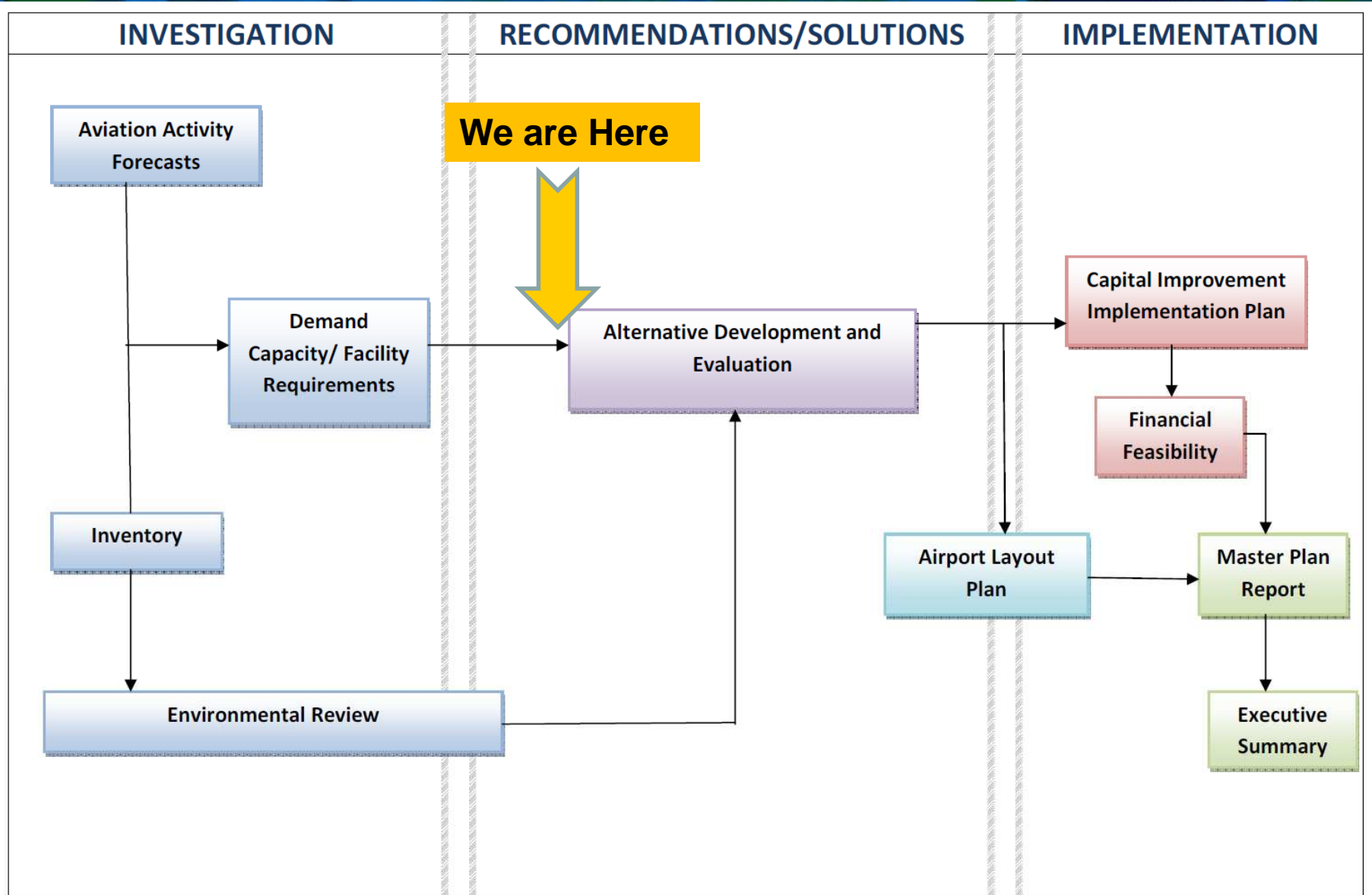


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Master Plan Progress





Purpose of Workshop

- ▶ *What is the purpose of this workshop?*
- ▶ *What issues need to be resolved?*
 - ▶ *Community's Perceptions of Airport*
 - ▶ *Community's short and long-term vision*
 - ▶ *Target Industry development*
 - ▶ *Land Use (On and Off Airport)*
 - ▶ *Long-Term Development*
- ▶ *How will public participate?*



Public Participation



Comment/Speaker Card
St. Lucie County International Airport Master Plan Workshop
June 30, 2009

Name: _____

Telephone #: _____

E-Mail Address: _____

Do you wish to speak (if time allows): ☐ Yes ☐ No

Topic (Please Print):

Note: If speaking, please limit comments to 3-minutes. All information obtained will be incorporated in the master plan. Comments may also be provided via Master Plan Website at <http://www.stlucieco.gov/airportmasterplanfeedback.asp>



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Airport Perceptions

Exercise 1





Community Perceptions

Airport Advantages (Assets)

- ▶ *i.e. Location to Port*
- ▶ *Land Available*
- ▶ *Limited Complaints*
- ▶ *International Customs*
- ▶ *Service South Florida*
- ▶ *Uncongested Airspace*
- ▶ *Provides Jobs*

Airport Disadvantages (Liabilities)

- ▶ *i.e. Distance from Residents*
- ▶ *Pavement Strength*
- ▶ *Facilities (Modernize)*
- ▶ *Security*
 - ▶ *Airport Border, and*
 - ▶ *Buildings*

*Note: Gold Text represents information
provided by Tenants*



Community/Airport Assets

Physical Factors

- ▶ i.e. Land Sites and Buildings

Living Factors

- ▶ i.e. Economic Assets

Operating Factors

- ▶ i.e. Foreign Trade Zone





Community/Airport Constraints

Physical Factors

- ▶ *i.e. distance from Florida Turnpike/I-95...*

Operating Factors

- ▶ *i.e. lack of commercial service...*





Prioritize Issues

- ▶ **Operational**
 - ▶ *Aircraft Pavement Limits Type of Aircraft Operations*
 - ▶ *GA Only – Customs is currently limited aircraft with passenger/crew loads of 20 or less.*
 - ▶ *If airport is planning to service larger aircraft with more than 20 passengers including crew , an FIS (federal inspections services) facility will need to be added.*
- ▶ **Planning**
 - ▶ *Location of Terminal*
 - ▶ *Location of Customs and Border Patrol Facilities*
- ▶ **Economic**
 - ▶ *Loss of Money because can't accommodate larger aircraft (i.e. pavement strength limitations)*
 - ▶ *Airport Self-Sufficient currently paying back loans from General Fund*
 - ▶ *Economic Development Council*
 - ▶ *Issues with Economy in General*





Strategic Vision

Future Airport Development Exercise 2





Strategic Visioning Exercise

- ▶ *General Aviation or Commercial Service?*
- ▶ *On-airport land use (Uses and Opportunities)*
- ▶ *Existing Airport Strengths and Weaknesses*
- ▶ *Engine for Economic Development?*
- ▶ *Future Land Use – On and Off Airport*





Long Term Vision Future Commercial Service?

Existing Airport

- ▶ *Justification, BCA and Environmental Studies*
- ▶ *Land Available*
- ▶ *Reuse of existing facilities*
- ▶ *Additional infrastructure and access*
- ▶ *Existing revenue stream*

New Site

- ▶ *Site Selection, Feasibility and Environmental Studies (~10 years)*
- ▶ *Land Acquisition*
- ▶ *Zoning and land use protection*
- ▶ *Access and Infrastructure*
- ▶ *Green Site development*
- ▶ *Grant Assurances and Funding*





Special Uses and Opportunities

- ▶ *Target Industries*
 - ▶ *Aviation*
 - ▶ *Corporate training and shared services*
 - ▶ *Biomedical and Technology*
 - ▶ *Institutional – Aviation*
 - ▶ *Security and National Defense*
 - ▶ *Regional Distribution, etc.*
- ▶ *NextGen Technology*
- ▶ *Sustainable Development (Green)...*





St. Lucie Positives: Aviation

- ▶ *Typically Recession Resistant*
- ▶ *Wealth Creating Industry*
- ▶ *More Training = Higher Wages*
- ▶ *Compliments other Industries*
- ▶ *Uncluttered Airspace*
- ▶ *Land for Expansion*
- ▶ *Two Fixed Based Operators...*





Economic Development Opportunities

- ▶ *Aviation Maintenance, Repair and Overhaul*
- ▶ *Homeland Security and Defense*
- ▶ *Aviation Related Training*
- ▶ *Aviation Related Distribution*
- ▶ *Disaster Recovery....*



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Tenant's Vision of Airport

- ▶ *Uses and Opportunities*
 - ▶ *Seaport/Boating Industry (Air Sea Connections)*
 - ▶ *Customs – Longer Hours of Operation*
- ▶ *Potential Newspaper Headlines*
 - ▶ *St. Lucie Airport Completes 30-years of Planned Land Acquisition*
- ▶ *Potential Development Operations*
 - ▶ *Bonded Warehouse (Seaport and Airport)*



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Land Use

On and Off Airport

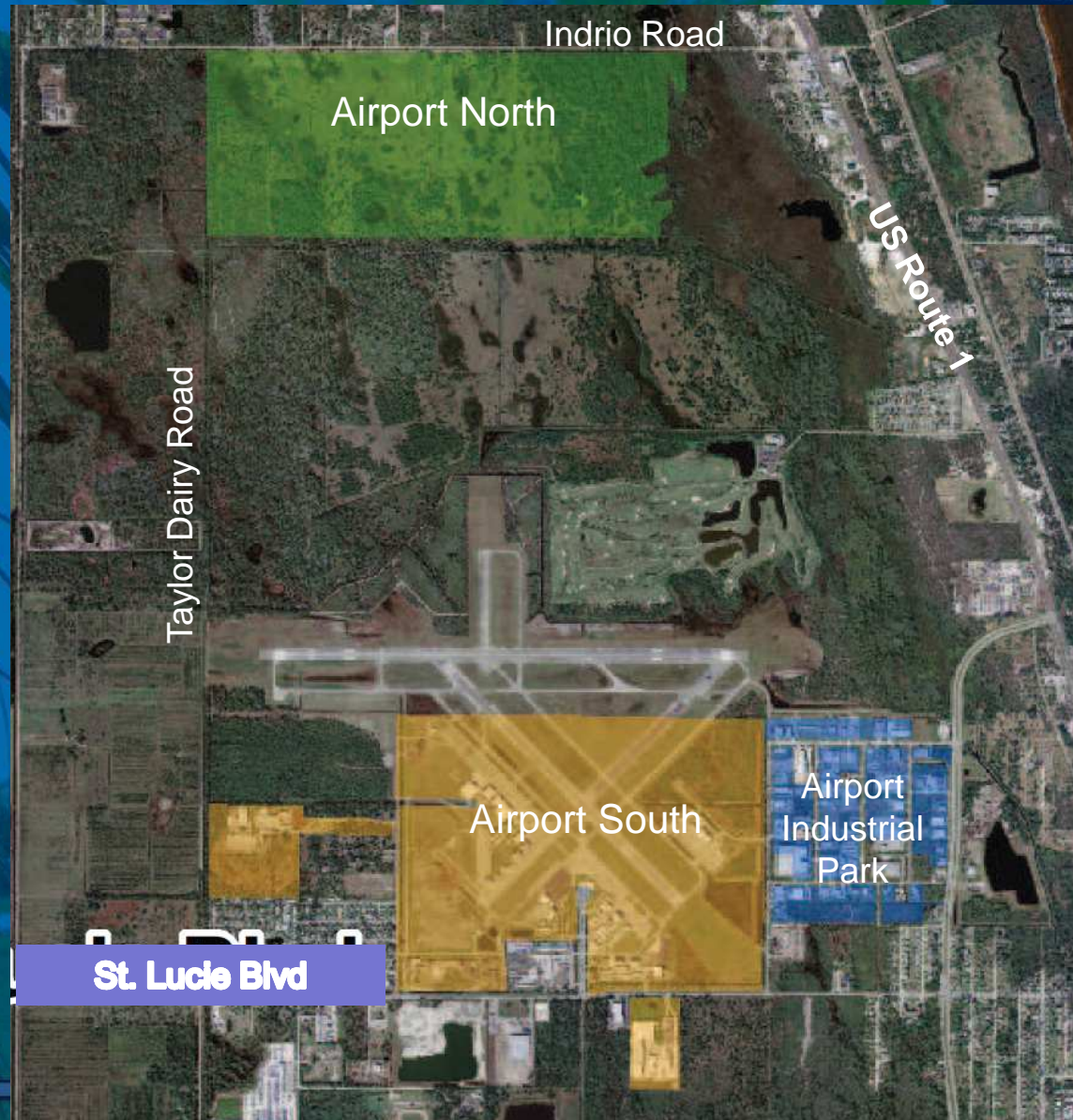


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Airport Foreign Trade Zones



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County Zoning



St. Lucie County Zoning

Legend

AG-1	HRD	R/C	RS-2
AG-2.5	I	RE-1	RS-3
AG-5	IR	RE-2	RS-4
AR-1	IL	RF	RVP
CG	IX	RM-5	U
CN	PMUD	RM-9	Municipal limits
CO	PMRD	RM-11	Road & canal rights of way
CPUB	PUD	RMH-5	

Note: This map is for general planning purposes only and is subject to change. For information on specific parcels, please consult the Growth Management Department.

Source: St. Lucie Growth Management





Future Land Use

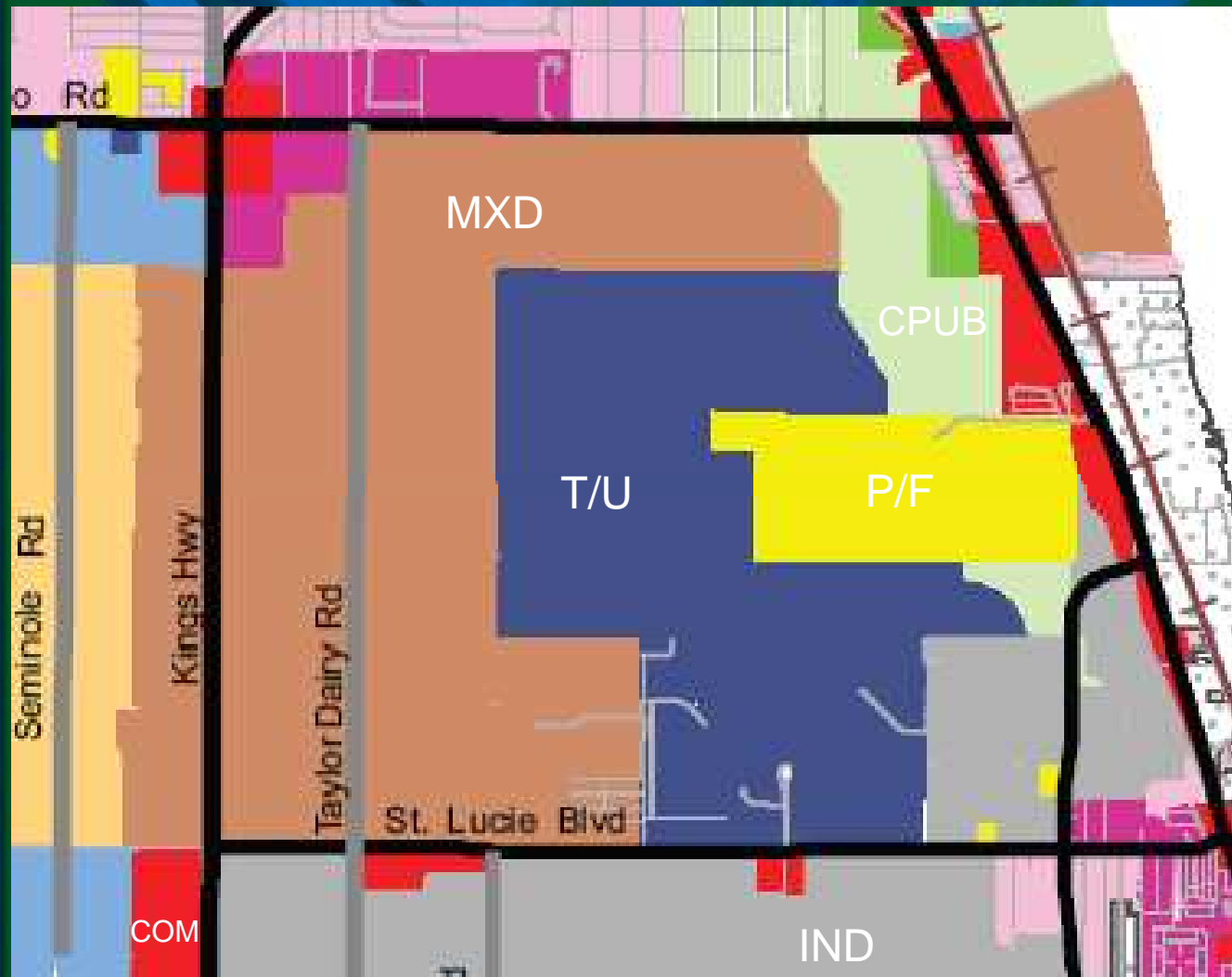
Future Land Use

Legend

Future Land Use Category

CPUB	AG-2.5
R/C	COM
RE	IND
RS	P/F
RU	T/U
RM	HIST
RH	SD
AG-5	MXD

Urban Service Boundary
Road & canal rights of way
Municipal limits



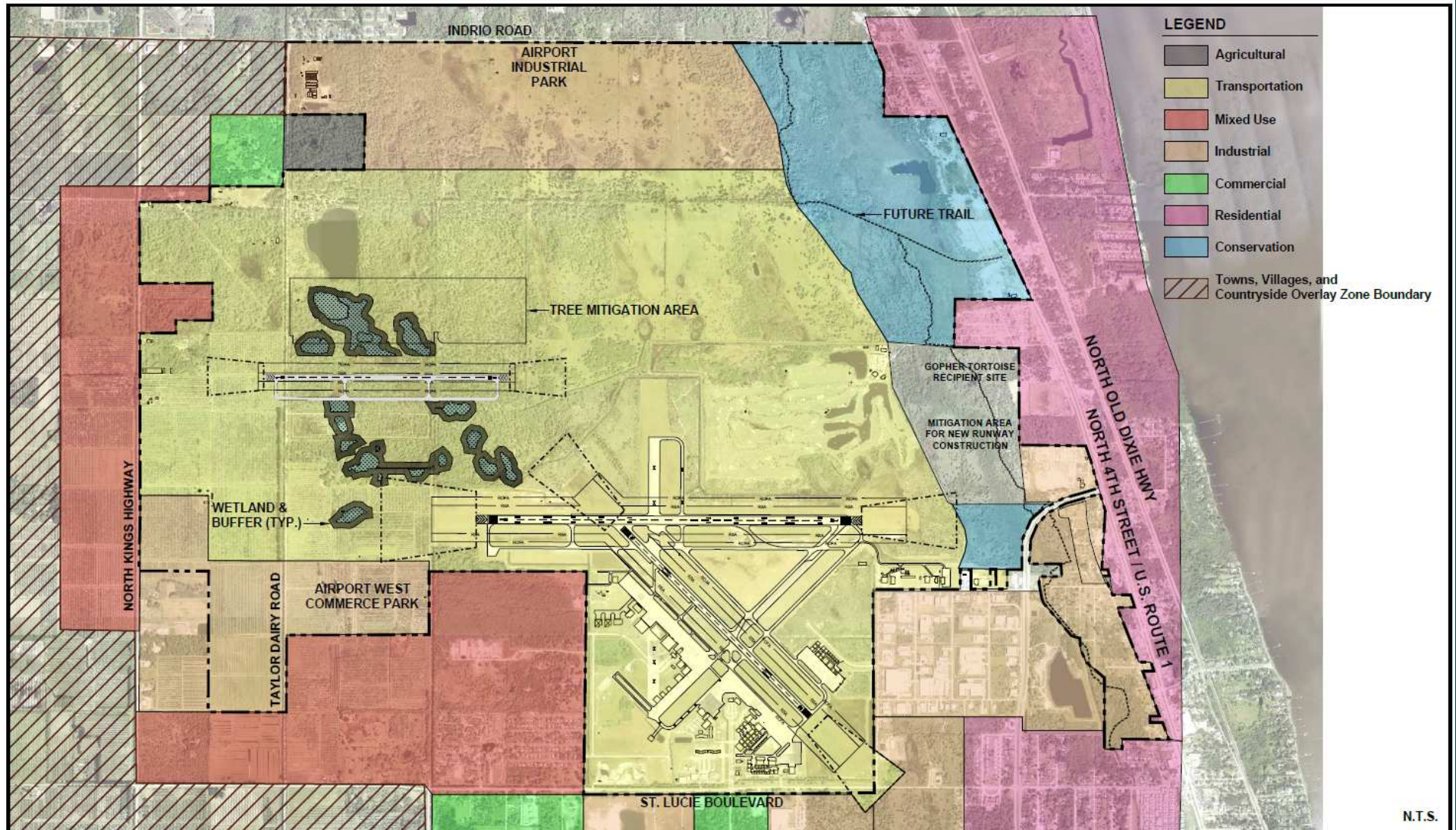
September 2008

Source: St. Lucie Growth Management





Future Land Use



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THE LPA GROUP



Airport Facility Requirements

Overview



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Airfield Facility Requirements

Runway, Taxiway & Apron Needs

- Resolve Intersection – Runway 14
- Extend Taxiway B
- Preserve land for extension of Runway 10R
- Preserve land for future airfield expansion and terminal development
- Rehabilitate pavement on Runway 10R-28L and Taxiways A, B, C and E
- Provide taxiway to Runway 10L-28R
- Widen and extend Taxiway A
- Widen Taxiways C, D1 and E to 50'
- Add holding pads

Other Airfield Needs

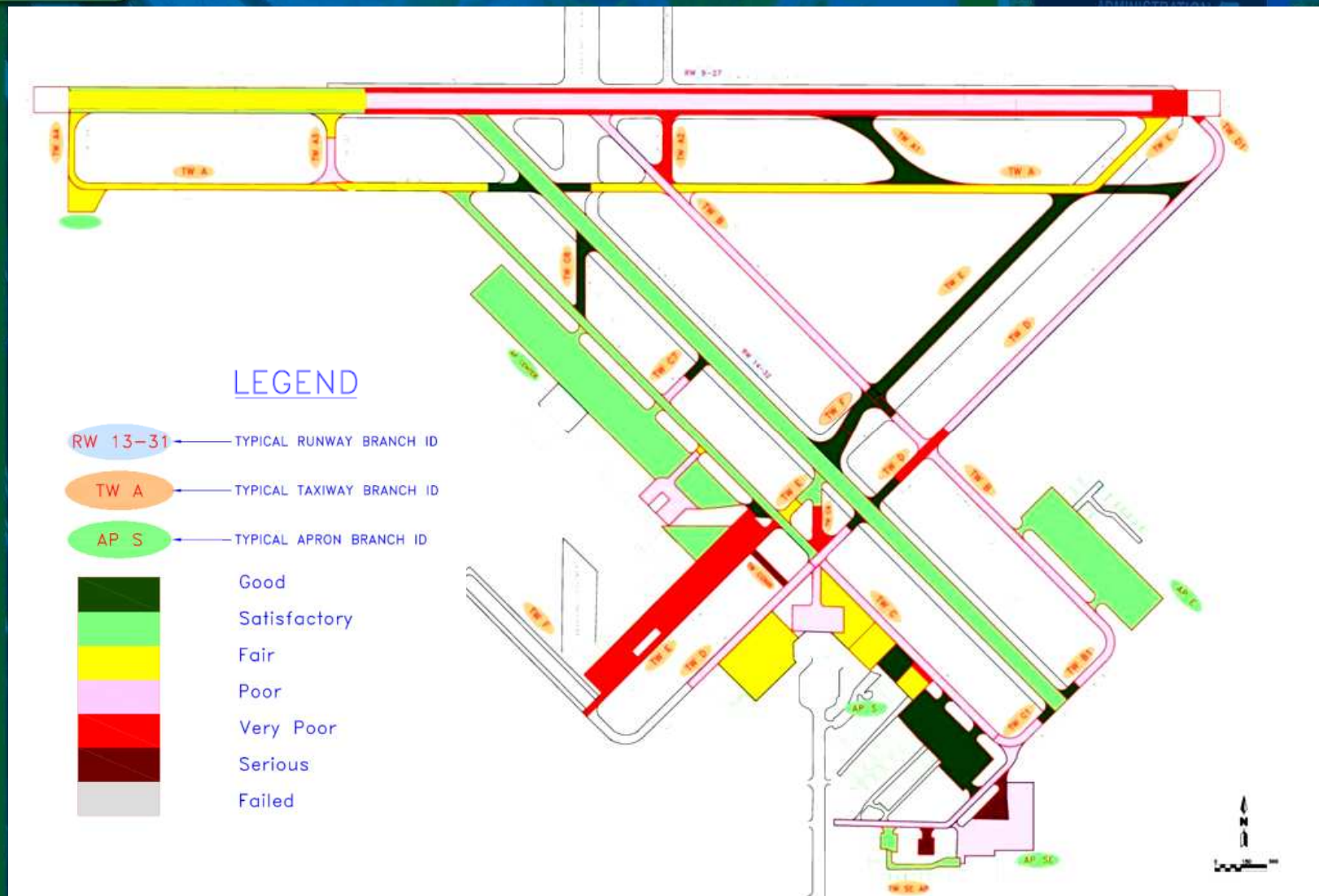
- Install Approach Lighting to Runway 10R
- Install REILs on Runways 28L, 14 and 32
- Upgrade Runway 10R-28L lighting to HIRL
- Upgrade Signage and NAVAIDs
- Upgrade Electrical Vault
- Relocate/Add Wind Cones and Segmented Circle

Land Acquisition

- Associated with Runways 32 RPZ

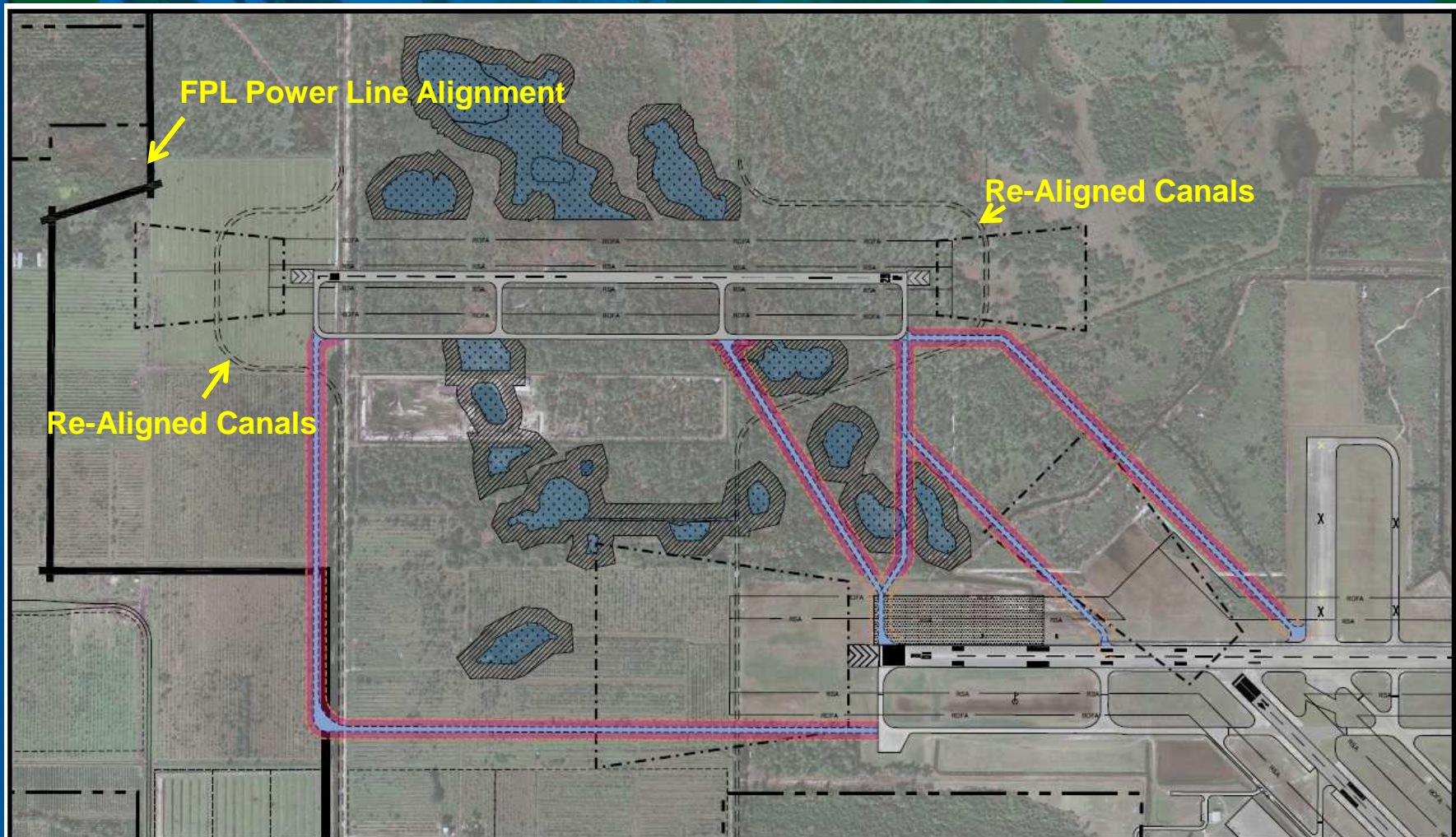


Pavement Condition



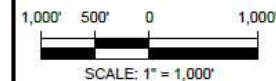


Runway 10L-28R Taxiway Alternatives



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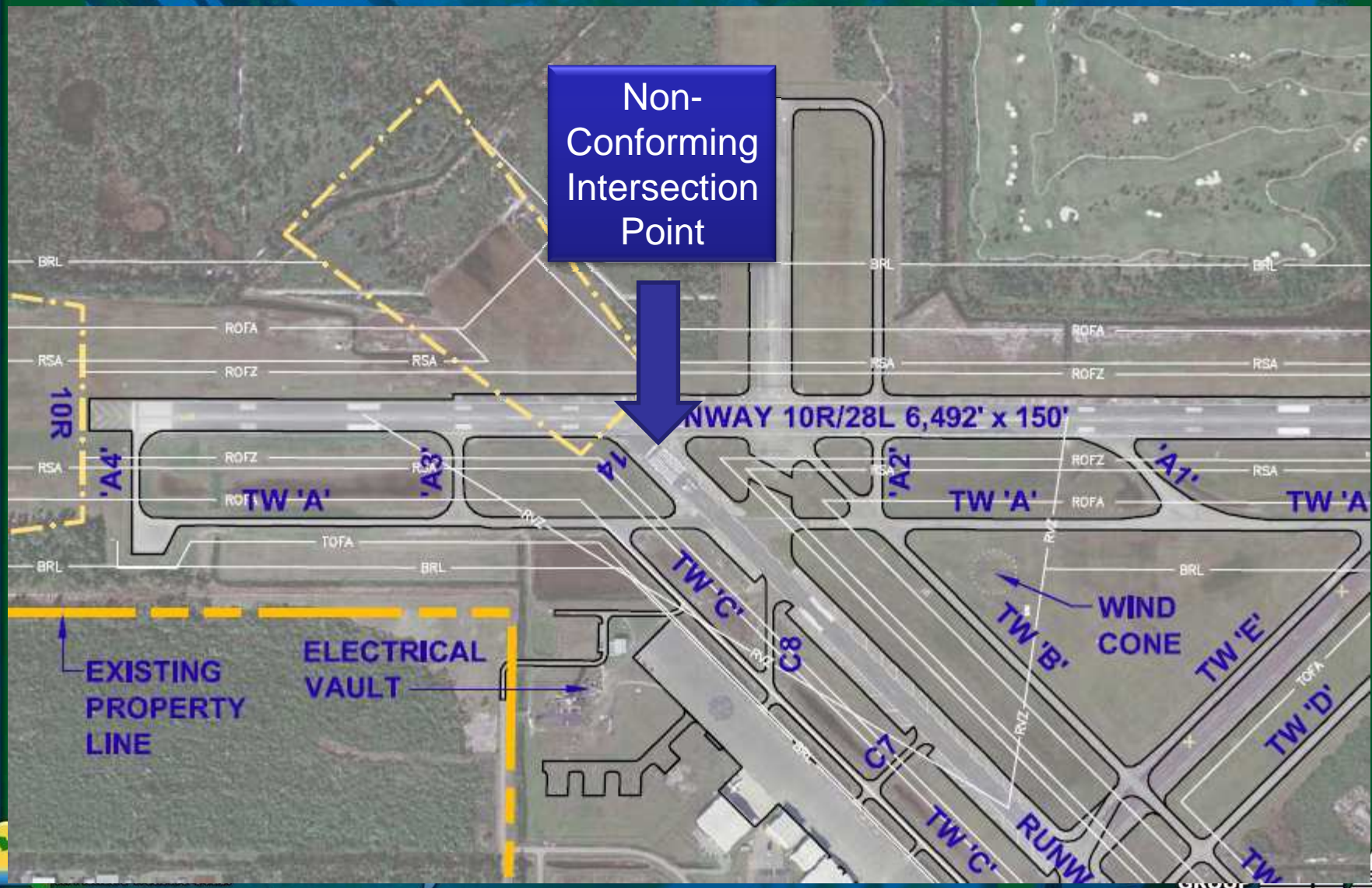
RUNWAY 10L-28R TAXIWAY
ALTERNATIVES



DATE
09/25/2008
FIGURE NO.



Non-Conforming Runway Intersection

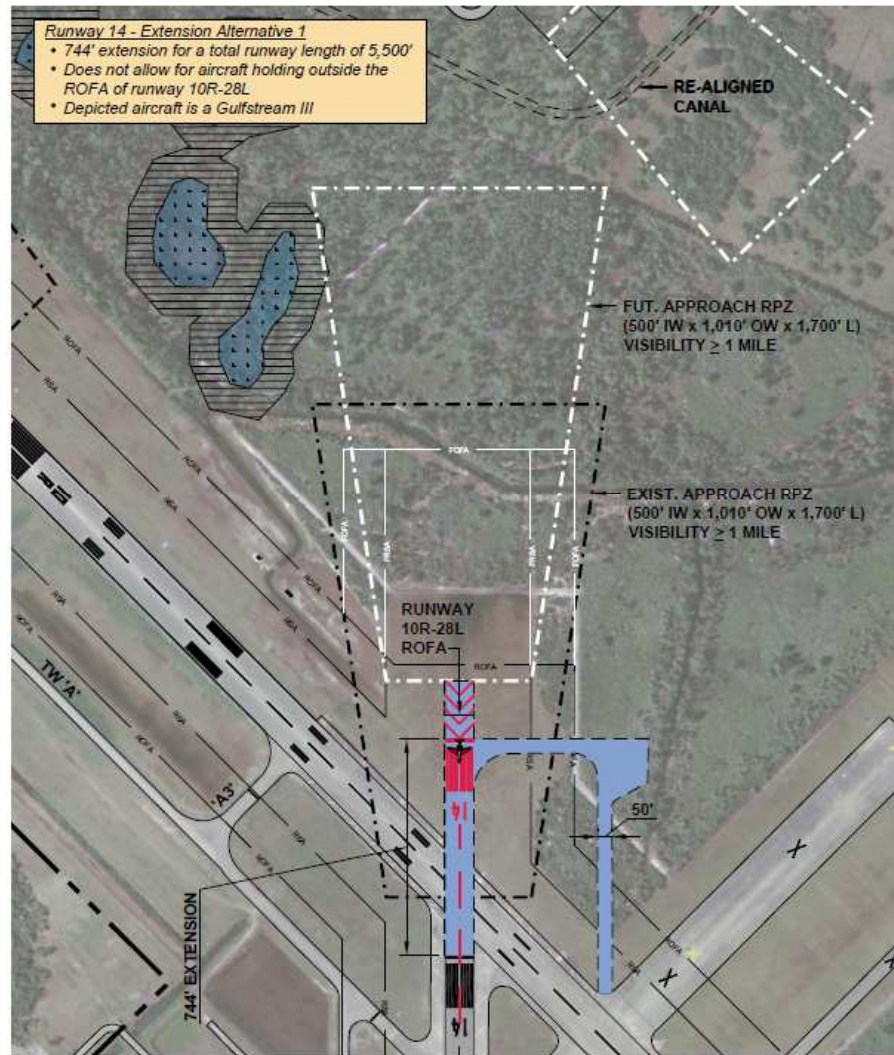




Extension of Runway 14-32

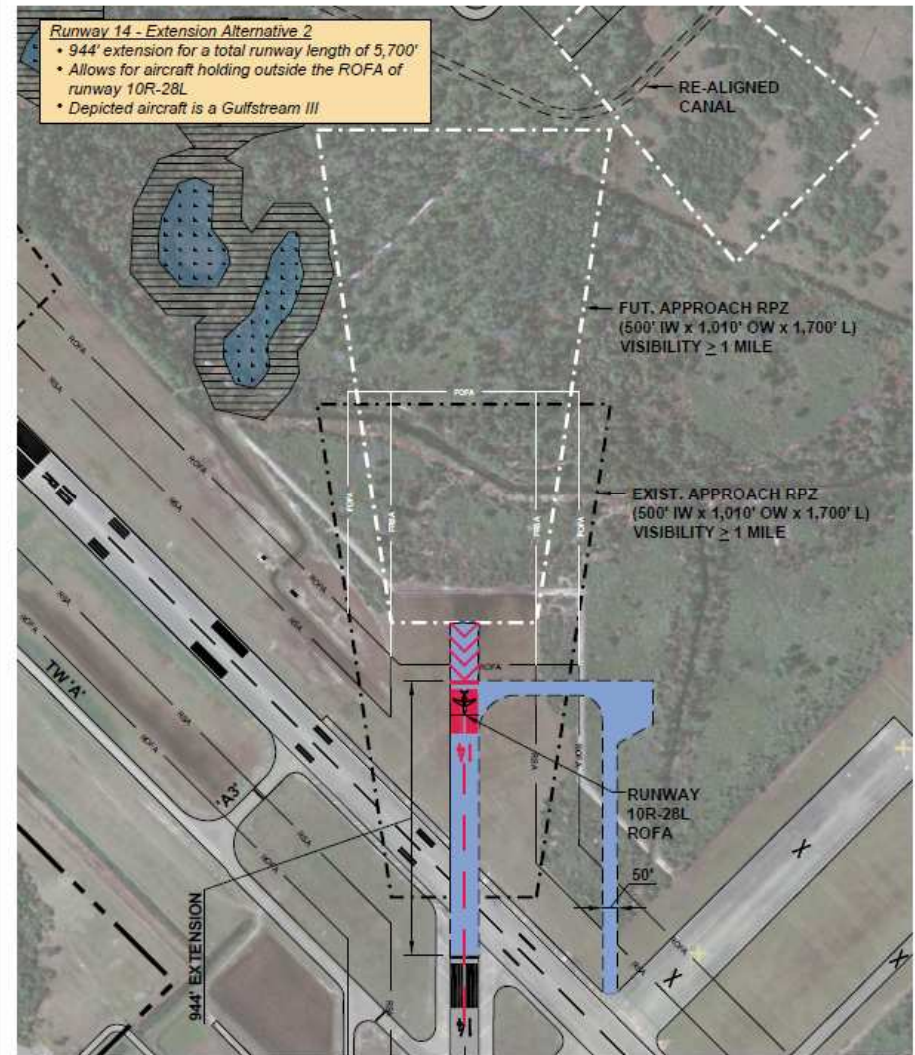
Runway 14 - Extension Alternative 1

- 744' extension for a total runway length of 5,500'
- Does not allow for aircraft holding outside the ROFA of runway 10R-28L
- Depicted aircraft is a Gulfstream III



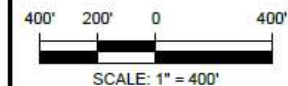
Runway 14 - Extension Alternative 2

- 944' extension for a total runway length of 5,700'
- Allows for aircraft holding outside the ROFA of runway 10R-28L
- Depicted aircraft is a Gulfstream III



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RUNWAY 14 EXTENSION
ALTERNATIVES

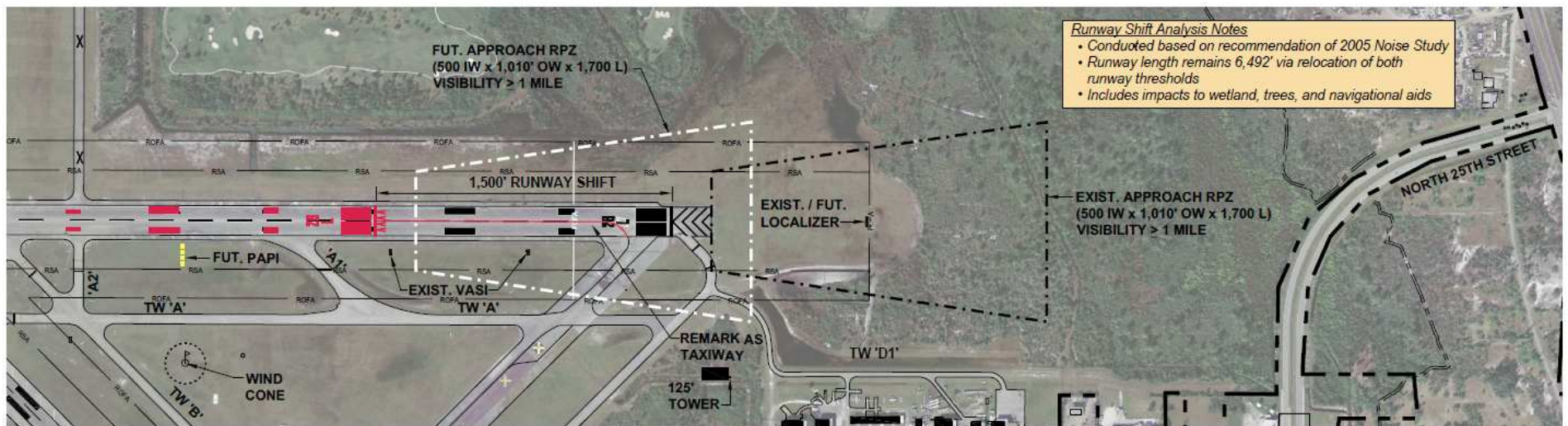
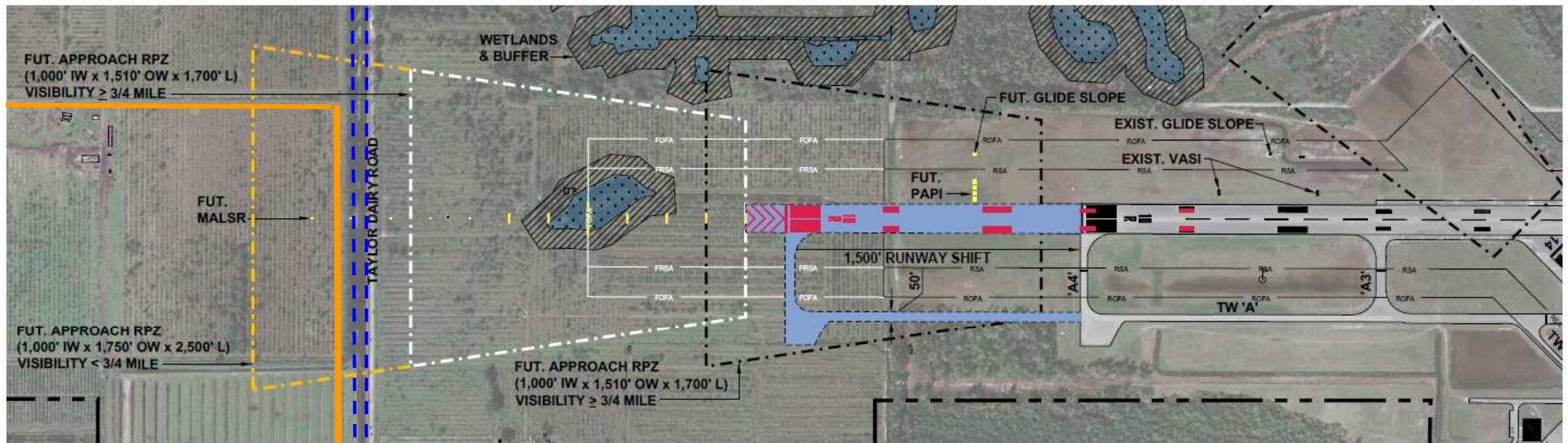


DATE
06/25/2009

FIGURE NO.

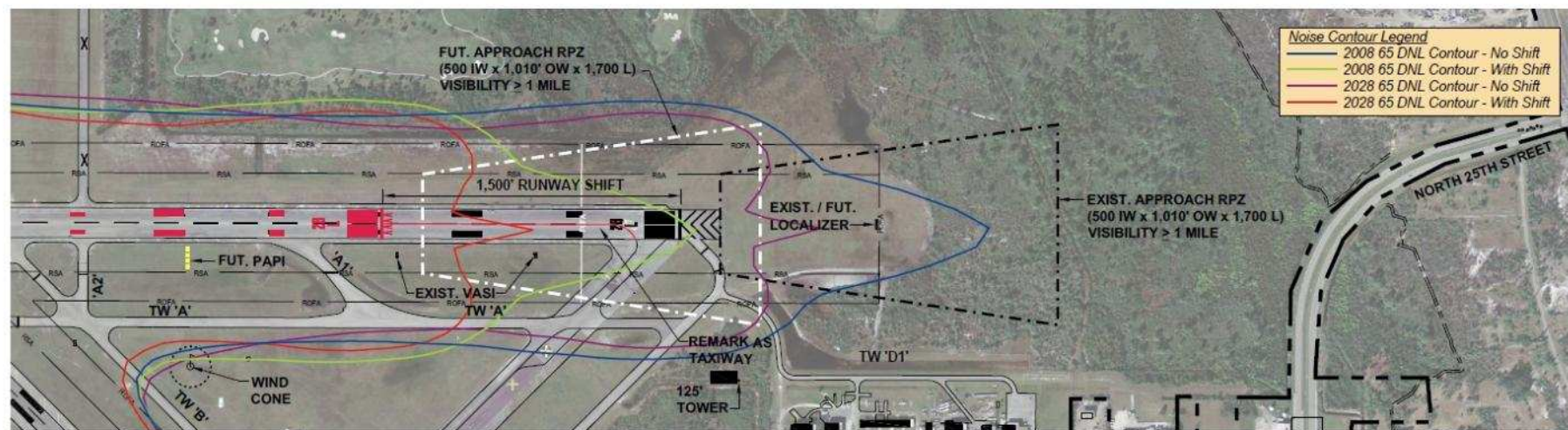
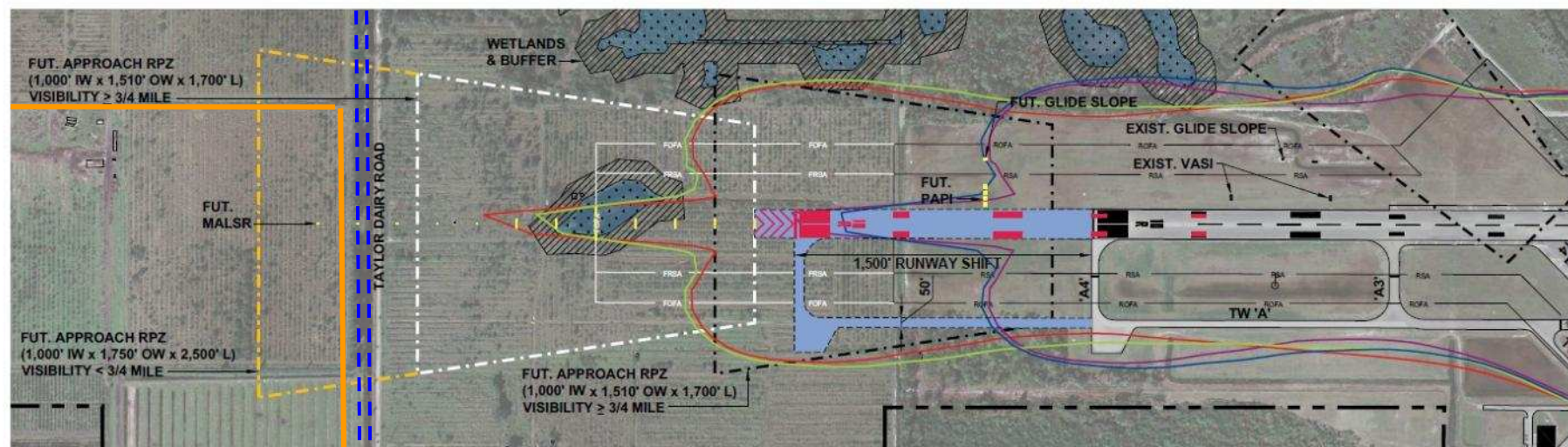


Part 150 Recommendation Shift of Runway 10R-28L



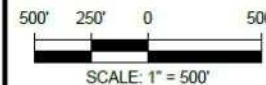


2008 Noise Contours with and without Shift



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RUNWAY 10R-28L
SHIFT ANALYSIS - NOISE



DATE
06/22/2009

FIGURE NO.



Runway 10R-28L Non-Standard Runway Safety Area



SCALE: 1" = 300'



SCALE: 1" = 300'

- ▶ Runway 10R – Dirt Road within RSA
- ▶ Runway 28 L – Retention Area within RSA

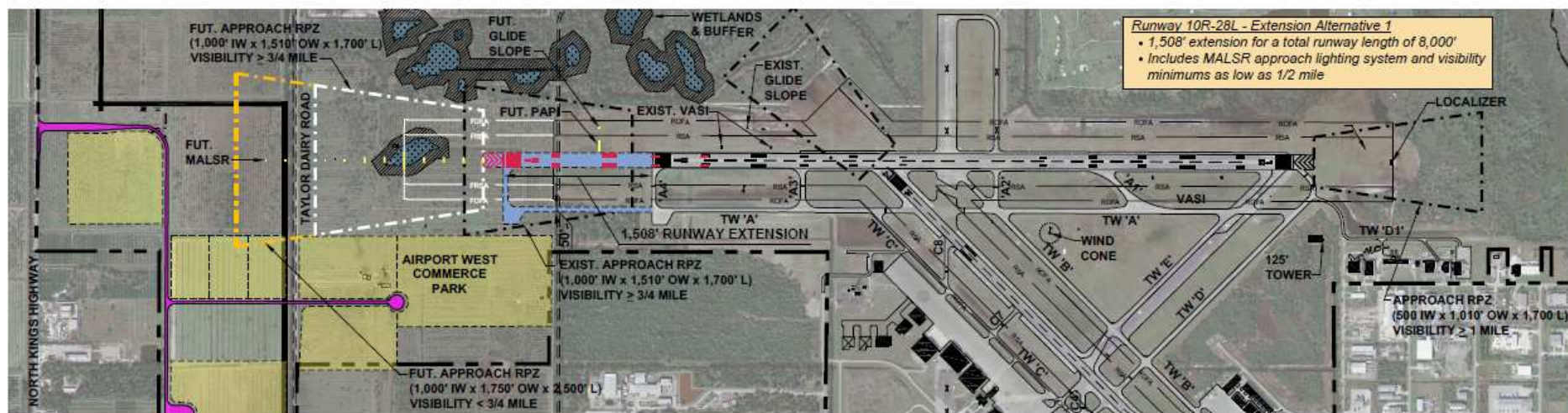


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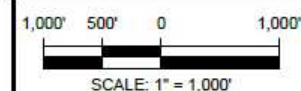


Extension of Runway 10R-28L



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RUNWAY 10R-28L EXTENSION
ALTERNATIVES



DATE
06/25/2009
FIGURE NO.



Commercial Terminal/Customs Options



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PASSENGER TERMINAL &
CUSTOMS ALTERNATIVES -
ALTERNATIVE A



DATE
06/22/2009

FIGURE NO.



Commercial Terminal/Customs Options



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PASSENGER TERMINAL &
CUSTOMS ALTERNATIVES -
ALTERNATIVE B



DATE
06/22/2009

FIGURE NO. 2



Commercial Terminal/Customs Options



N.T.S.



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PASSENGER TERMINAL &
CUSTOMS ALTERNATIVES -
ALTERNATIVE C

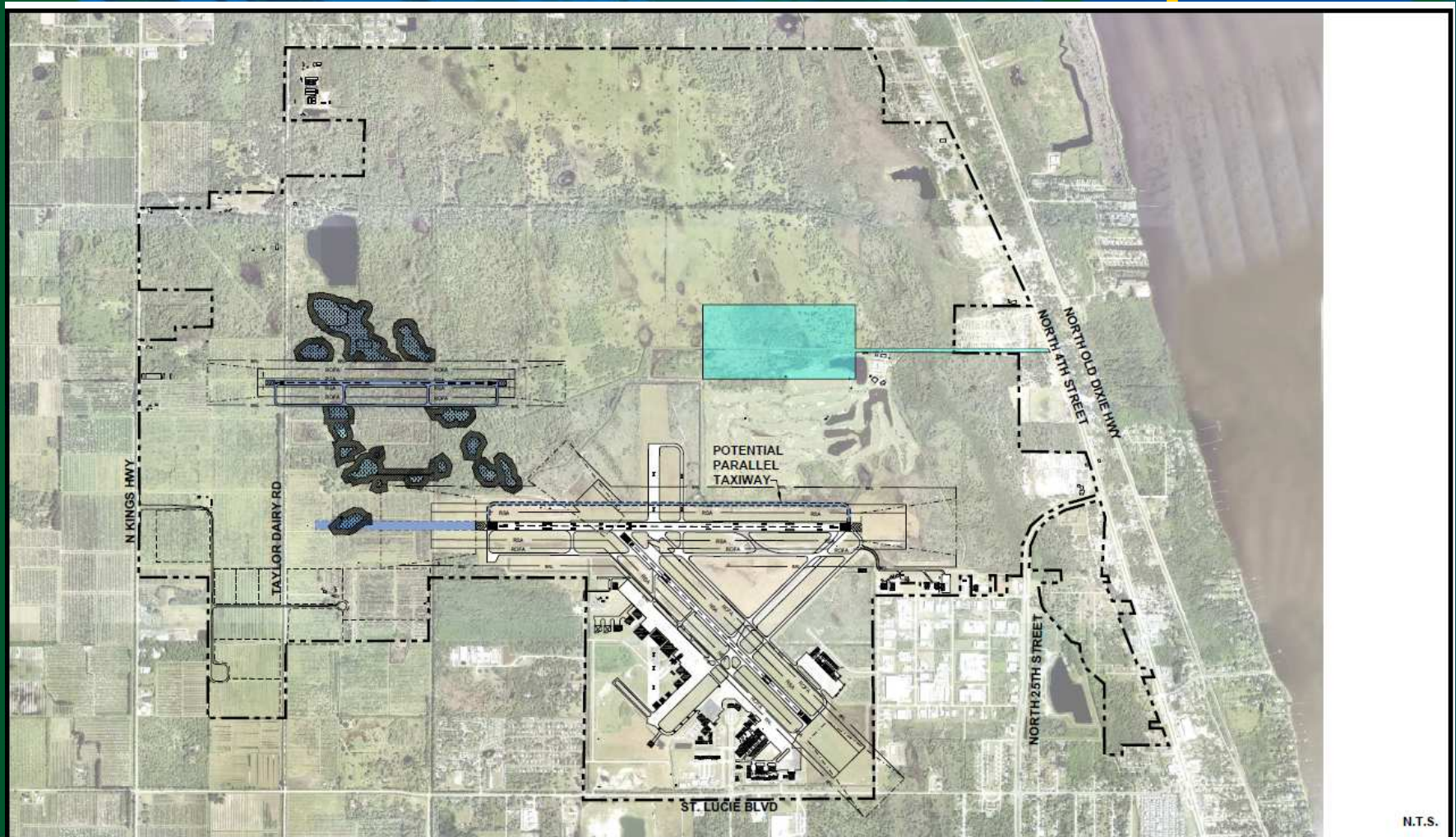


DATE
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FIGURE NO.



Commercial Terminal/Customs Options



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PASSENGER TERMINAL &
CUSTOMS ALTERNATIVES -
ALTERNATIVE D



DATE
08/25/2009

FIGURE NO.



Airport Facility Requirements

Terminal Facilities

- ▶ *Centralized Airfield Location for future terminal.*
- ▶ *Ease of Surface Access from Interstate*

Support Facilities

- ▶ *ATCT Clear Line of Sight*
- ▶ *Central location for Customs and Border Patrol*
- ▶ *Internal Airport Access Road*
- ▶ *Upgrade electrical vault*



Alternative Airport Development

Exercise 3





Alternative Airport Development Options

- ▶ *Airfield Development*
- ▶ *Terminal Development*
- ▶ *GA Development*
- ▶ *Aviation Support Facilities*
- ▶ *Non-Aviation Development*
- ▶ *Surface Access*
- ▶ *Sustainable “Green” Development*
- ▶ *Project Phasing and Timing*





Alternative Airport Development

Airport Tenant Recommendations





Tenant Recommendations

▶ *Airfield Development Options*

- ▶ *Improve Pavement Strength*
- ▶ *Eastern extension of Runway 10/28 may impact neighbors – need to evaluate*
- ▶ *Airport will need local support and funding to achieve runway extension. Currently airport is self-sufficient.*
- ▶ *Some industrial parcels along the southwest portion of the airfield already have infrastructure (utilities, roads, etc.) in place.*
- ▶ *Some operators fly to Europe – need to consider runway length requirements.*
- ▶ *Must consider potential environment issues including canal relocation, tree and fauna relocation*



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Tenant Recommendations

- ▶ *Terminal Improvements*
 - ▶ *Surface Access*
 - ▶ *Environmental Impacts*
 - ▶ *Size of Demand*
 - ▶ *Security – Federal Inspection/Customs Border Patrol (Core Hours: 10:00 – 14:00)*
 - ▶ *Administrative Offices and Airline Requirements*
 - ▶ *Consider ferry service to and from Bahamas – Customs would need to consider extending hours of operation to accommodate.*



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Questions and Comments





Next Steps





Alternative Evaluation Criteria

- ▶ *Optimize operational efficiency, effectiveness, capability and safety of the airport.*
- ▶ *Enhance the economic and social value of the airport.*
- ▶ *Meet long-range aviation needs of the community.*
- ▶ *Ensure that current and future airport plans are environmentally compatible and in harmony with local and regional plans and objectives.*
- ▶ *Consider recommendations of the focus groups, user groups, and general public.*



Next Steps

- ▶ Collect comments on Working Paper 2
- ▶ Develop Three Alternative Development Options based upon Tenant, TAC and Public Input
- ▶ Develop Draft Alternative Analysis Chapter
- ▶ Next Meeting – Tentative September 2009:
 - ▶ Present Pros and Cons of Each Alternative
 - ▶ Determination of Final Long-term Design Development
- ▶ Board of County Commissioners Workshop – Tentative October/November 2009

